

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER DISTRICT 06

Application of Brad Noble with Metro Capital Investment, LLC for a Special Land Use Permit (SLUP) for a self-storage facility in the C-2 (General Commercial) zoning district, at 2020 & 2030 Moreland Avenue; and, 1022 & 1032 Hillcrest Drive.

PETITION NO: N5-2024-0109 SLUP-24-1246804

PROPOSED USE: Self-storage facility.

LOCATION: 2020 & 2030 Moreland Avenue; and, 1022 & 1032 Hillcrest Drive, Atlanta, Georgia 30316

PARCEL NO. : 15-081-01-003; 15-081-01-004, 15-081-01-036, 15-081-01-006, 15-081-01-007

INFO. CONTACT: Andrea Folgherait, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Brad Noble with Metro Capital Investment, LLC for a Special Land Use Permit (SLUP) for a self-storage facility in the C-2 (General Commercial) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: Full Cycle Deferral.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The applicant, Brad Noble with Metro Capital Investment, LLC, is seeking a SLUP to acquire and combine five (5) parcels within the C-2 (General Commercial) Zoning District for the construction and operation of a two (2) story, self-storage (multi) facility. The existing site(s) are undeveloped and partially wooded properties. While the proposal is not necessarily inconsistent with the C-2 Zoning District, the requirements of *Section 4.2.35 Self-Storage Supplemental Regulations* were updated in 2021 to restrict locations of self-storage (mini and multi) to M and M-2 industrial zoning districts or within C-2 or OD (Office-Distribution) zoning districts with an approved SLUP. The update was to ensure compatible development of future storage facilities both in design and land use. The subject site is in a LIND (Light Industrial) character area, as specified by the *2050 Unified Plan*, which calls for industrial uses that preserve the appeal of residential neighborhoods. The proposal may not meet the policies and strategies of the *2050 Unified Plan*. Additionally, the parcels are located within the new *Southwest Tax Allocation District (TAD) 5 Redevelopment Plan* which is set to stem growth and revitalization along this corridor. The proposal appears inconsistent with *2050 Unified Plan*. LIND character area suggests that such areas are suitable for industrial uses while preserving the appeal of nearby residential and commercial zones. The LIND character area also encourages the integration of appropriate light industrial uses, such as breweries, maker spaces, or live/work, into new mixed use and re-purposed development (Pg. 45). Due to the proposed size and scale (basement with 2-stories, 111,300 square foot) of the building, it appears that the proposed SLUP may cause adverse impacts on adjacent land uses. Adjacent to the subject site is Starlight Heights, a single-family neighborhood zoned R-75. Hillcrest Drive is a local residential street within Starlight Heights where a proposed vehicular access point to the self-storage facility is located. Additionally, Chestnut Hill Cemetery borders the northern property line. The building may impact and/or shadow the view

from the cemetery for visitors and possibly cause the loss of potential unmarked graves during the shuffle of development. Instead, the proposed use could disrupt the balance of the neighborhood and adjacent land uses. Integrating appropriate LIND uses could act as a buffer between industrial and residential/commercial zones (Pg. 45). As outlined in the *Southwest DeKalb TAD Redevelopment Plan*, redevelopment projects along Moreland intend to transform light industrial/industrial sites into mixed-use residential areas, potentially adding 827 residential units and 15,000 square feet of retail space, addressing housing needs and revitalizing vacant properties (Pg. 25). Given the relatively low pedestrian-oriented focus and large building mass of self-storage facilities, this proposal may not provide a need for, or protect the residential appeal of, the surrounding community. Moreover, it may conflict with the long-term planning goals outlined in the *South Moreland LCI*. The SLUP proposal appears inconsistent with the City of Atlanta & DeKalb County joint LCI Plan. The LCI Plan focuses on the area along Moreland Avenue, which straddles both DeKalb County and City of Atlanta jurisdictions. South of Moreland Plaza, parcels are currently zoned for industrial and general commercial manufacturing uses, housing, warehousing, truck sales and storage, and distribution facilities (Section 4, Pg.16). The plan advocates for future commercial development on the subject properties to adhere to Atlanta's Quality of Life zoning standards, promoting mixed-use buildings with street-oriented commercial spaces on the ground floor and residential units above (Section 5, Pg.19). The proposal, as described, does not adhere to these standards. The LCI encourages the revitalization of the Moreland Avenue corridor into more attractive and valuable commercial areas (Pg.16). Currently, there appears to be adequate provision of self-storage facilities in the surrounding area with two (2) self-storage facilities within one (1) mile of the site and several within a three to five (3-5) mile radius. As ongoing development in the vicinity continues, (including mixed-use projects, like the redevelopment of Moreland Plaza, less than a mile to the north), the Corridor requires careful attention of oversaturation of self-storage facilities along the industrialized corridor and density management of vacant and/or underutilized parcels along Moreland Avenue, particularly those bordering single-family neighborhoods. The proposal is inconsistent with Self-Storage Supplemental Regulations. While the site and proposal meet the dimensional requirements of a C-2 zoning district (setbacks, lot coverage, open space, etc.). The applicant has neither addressed nor met all of the supplemental regulations within *Section 4.2.35 (A-M)*, particularly the following, which immediately impact the adjacent R-75 zoned neighborhood: • D - Individual storage space not calculated. • E - Applicant did not address security cameras. • F - Site access shall not be from roadways designated as local residential streets. • G - An exterior lighting schedule was not included in the submission package; and • J - Non-front building façades of all self-storage facilities, where visible from a public street or adjacent residential uses, shall not consist concrete block. Given the hours of operation and 2 points of ingress and egress along Hillcrest Drive, there may be adverse impacts on adjoining R-75 land uses. The applicant has stated hours of operation are from 9:30 AM to 6:00 PM from Monday through Saturday, with no standard hours of operation on Sundays, which may enhance traffic along Hillcrest Drive. It should be noted site access shall not be from roadways designated as local residential streets (Hillcrest Drive) as required by Supplemental Regulation (F). The proposal met the requirement E1. (Transitional Buffers) set forth in 7.4.7 E. *Self storage facilities, the board of commissioners shall also consider each of the following criteria*. The applicant may need to address E 2. (architectural materials along the facade). The elevations (A201) show concrete walls facing residential properties along Hillcrest Drive. Furthermore, the application does not meet all SLUP criteria of *Section 27-7.4.6 (AN)* specifically: • B – The compatibility with adjacent properties. • E – Adequacy of ingress and egress. • F - The proposed use will create adverse impacts upon adjoining land uses. • H – Consistency with the Comprehensive Plan (*2050 Unified Plan*). • I – Adequate provision Refuse and Services. • K – Size and scale of the building. • L - Adversely affect historic buildings, sites, districts, or archaeological resources. • M - Proposed use satisfies the requirements contained within the Supplemental Regulations. • N - Proposed use is consistent with the needs of the neighborhood. While the proposal is not necessarily inconsistent with the C-2 zoning district, a SLUP is required to determine compatibility of development of future storage facilities both in design and land use of adjacent properties. Additionally, the proposal does not enhance the policies and strategies of the *2050 Unified Plan*, *Southwest DeKalb TAD Redevelopment Plan*, the *South Moreland LCI*, or meet all of the Supplemental Regulations and site requirements. Moreover, DeKalb County Land Development Division has requested information regarding stormwater runoff, control, and storage. See comments attached. Therefore, upon review of Sections 7.4.6. (A, B, E, F, H, I, K, L, M,) 7.4.7 (E.2), and 4.2.35 (D, E, F, G, J) of the *Zoning Ordinance*, staff recommends “Denial”.

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full cycle deferral 9-0-1 to allow the Applicant to provide better community engagement regarding the self-storage proposal with area residents.



DeKalb County Department of Planning & Sustainability

**178 Sams Street,
Decatur, GA 30030**

(404) 371-2155 / www.dekalbcountyga.gov/planning

**Planning Commission Hearing Date: March 5, 2024
Board of Commissioners Hearing Date: March 28, 2024**

STAFF ANALYSIS

Case No.:	Z-23-1246804	Agenda #: 2024-0109
Address:	2020 & 2030 Moreland Ave and 1022 & 1032 Hillcrest Drive	Commission District: 03 Super District: 06
Parcel ID(s):	15-081-01-003, 15-081-01-004, 15-081-01-036, 15-081-01-006, 15-081-01-007	
Request:	A Special Land Use Permit (SLUP) for a self-storage (multi) facility in the C-2 (General Commercial) Zoning District.	
Property Owner(s):	Metro Capital Investment, LLC	
Applicant/Agent:	Brad Noble with Metro Capital Investment, LLC	
Acreage:	2.24 acres	
Existing Land Use:	Vacant Parcel	
Surrounding Properties:	North: M (Industrial) East: C-2, R-75 (Residential Medium Lot-75) South: C-2, R-75 West: City of Atlanta	
Comprehensive Plan:	LIND (Light Industrial), South Moreland LCI (Livable Centers Initiative)	
	Consistent	Inconsistent X

Staff Recommendation: Denial.

The applicant, Brad Noble with Metro Capital Investment, LLC, is seeking a SLUP to acquire and combine five (5) parcels within the C-2 (General Commercial) Zoning District for the construction and operation of a two (2) story, self-storage (multi) facility.

The existing site(s) are undeveloped and partially wooded properties. While the proposal is not necessarily inconsistent with the C-2 Zoning District, the requirements of *Section 4.2.35 Self-Storage Supplemental Regulations* were updated in 2021 to restrict locations of self-storage (mini and multi) to M and M-2 industrial zoning districts or within C-2 or OD (Office-Distribution) zoning districts with an approved SLUP. The update was to ensure compatible development of future storage facilities both in design and land use. The subject site is in a LIND (Light Industrial) character area, as specified by the *2050 Unified Plan*, which calls for industrial uses that preserve the appeal of residential neighborhoods. The

proposal may not meet the policies and strategies of the *2050 Unified Plan*. Additionally, the parcels are located within the new *Southwest Tax Allocation District (TAD) 5 Redevelopment Plan* which is set to stem growth and revitalization along this corridor.

The proposal appears inconsistent with *2050 Unified Plan*. LIND character area suggests that such areas are suitable for industrial uses while preserving the appeal of nearby residential and commercial zones. The LIND character area also encourages the integration of appropriate light industrial uses, such as breweries, maker spaces, or live/work, into new mixed use and re-purposed development (Pg. 45). Due to the proposed size and scale (basement with 2-stories, 111,300 square foot) of the building, it appears that the proposed SLUP may cause adverse impacts on adjacent land uses. Adjacent to the subject site is Starlight Heights, a single-family neighborhood zoned R-75. Hillcrest Drive is a local residential street within Starlight Heights where a proposed vehicular access point to the self-storage facility is located. Additionally, Chestnut Hill Cemetery borders the northern property line. The building may impact and/or shadow the view from the cemetery for visitors and possibly cause the loss of potential unmarked graves during the shuffle of development. Instead, the proposed use could disrupt the balance of the neighborhood and adjacent land uses. Integrating appropriate LIND uses could act as a buffer between industrial and residential/commercial zones (Pg. 45). As outlined in the *Southwest DeKalb TAD Redevelopment Plan*, redevelopment projects along Moreland intend to transform light industrial/industrial sites into mixed-use residential areas, potentially adding 827 residential units and 15,000 square feet of retail space, addressing housing needs and revitalizing vacant properties (Pg. 25).

Given the relatively low pedestrian-oriented focus and large building mass of self-storage facilities, this proposal may not provide a need for, or protect the residential appeal of, the surrounding community. Moreover, it may conflict with the long-term planning goals outlined in the *South Moreland LCI*. The SLUP proposal appears inconsistent with the City of Atlanta & DeKalb County joint LCI Plan. The LCI Plan focuses on the area along Moreland Avenue, which straddles both DeKalb County and City of Atlanta jurisdictions. South of Moreland Plaza, parcels are currently zoned for industrial and general commercial manufacturing uses, housing, warehousing, truck sales and storage, and distribution facilities (Section 4, Pg.16). The plan advocates for future commercial development on the subject properties to adhere to Atlanta's Quality of Life zoning standards, promoting mixed-use buildings with street-oriented commercial spaces on the ground floor and residential units above (Section 5, Pg.19). The proposal, as described, does not adhere to these standards. The LCI encourages the revitalization of the Moreland Avenue corridor into more attractive and valuable commercial areas (Pg.16). Currently, there appears to be adequate provision of self-storage facilities in the surrounding area with two (2) self-storage facilities within one (1) mile of the site and several within a three to five (3-5) mile radius. As ongoing development in the vicinity continues, (including

mixed-use projects, like the redevelopment of Moreland Plaza, less than a mile to the north), the Corridor requires careful attention of oversaturation of self-storage facilities along the industrialized corridor and density management of vacant and/or underutilized parcels along Moreland Avenue, particularly those bordering single-family neighborhoods.

The proposal is inconsistent with Self-Storage Supplemental Regulations. While the site and proposal meet the dimensional requirements of a C-2 zoning district (setbacks, lot coverage, open space, etc.). The applicant has neither addressed nor met all of the supplemental regulations within *Section 4.2.35 (A-M)*, particularly the following, which immediately impact the adjacent R-75 zoned neighborhood:

- D - Individual storage space not calculated.
- E - Applicant did not address security cameras.
- F - Site access shall not be from roadways designated as local residential streets.
- G - An exterior lighting schedule was not included in the submission package; and
- J - Non-front building façades of all self-storage facilities, where visible from a public street or adjacent residential uses, shall not consist concrete block.

Given the hours of operation and 2 points of ingress and egress along Hillcrest Drive, there may be adverse impacts on adjoining R-75 land uses. The applicant has stated hours of operation are from 9:30 AM to 6:00 PM from Monday through Saturday, with no standard hours of operation on Sundays, which may enhance traffic along Hillcrest Drive. It should be noted site access shall not be from roadways designated as local residential streets (Hillcrest Drive) as required by Supplemental Regulation (*F*).

The proposal met the requirement E1. (Transitional Buffers) set forth in 7.4.7 E. *Self-storage facilities, the board of commissioners shall also consider each of the following criteria.* The applicant may need to address E 2. (architectural materials along the facade). The elevations (A201) show concrete walls facing residential properties along Hillcrest Drive. Furthermore, the application does not meet all SLUP criteria of *Section 27-7.4.6 (A-N)* specifically:

- B – The compatibility with adjacent properties.
- E – Adequacy of ingress and egress.
- F - The proposed use will create adverse impacts upon adjoining land uses.
- H – Consistency with the Comprehensive Plan (*2050 Unified Plan*).
- I – Adequate provision Refuse and Services.

- K – Size and scale of the building.
- L - Adversely affect historic buildings, sites, districts, or archaeological resources.
- M - Proposed use satisfies the requirements contained within the Supplemental Regulations.
- N - Proposed use is consistent with the needs of the neighborhood.

While the proposal is not necessarily inconsistent with the C-2 zoning district, a SLUP is required to determine compatibility of development of future storage facilities both in design and land use of adjacent properties. Additionally, the proposal does not enhance the policies and strategies of the *2050 Unified Plan*, *Southwest DeKalb TAD Redevelopment Plan*, the *South Moreland LCI*, or meet all of the Supplemental Regulations and site requirements. Moreover, DeKalb County Land Development Division has requested information regarding stormwater runoff, control, and storage. See comments attached. Therefore, upon review of Sections 7.4.6. (A, B, E, F, H, I, K, L, M,) 7.4.7 (E.2), and 4.2.35 (D, E, F, G, J) of the *Zoning Ordinance*, staff recommends a denial.

ZONING COMMENTS FEBRUARY 2024

N1 & N2- 3744 Redan Road- This section of Redan Road is classified as a local road. (The Planning Department may want to look into this because I believe it is a typo on the map.) With a local road: Minimum right of way dedication of 27.5 feet from centerline OR such that all required public infrastructure is within right of way, whichever greater. Requires 12 foot travel lane with curb and gutter, a 6 foot landscape strip (with at least 5 feet between the back of curb and the sidewalk), pedestrian scale street lights (Street Light Engineer: Herman Fowler at hefowler@dekalbcountyga.gov). All interior streets are required to be private streets. Be sure to watch the required separation of access points in Code Section 14-200 (6). This minimum spacing applies to access points on both sides of the road. Verify access point has stopping and intersection sight distances at time of permitting.

N3. 2209 Lawrenceville Hwy. Add 5 foot sidewalks on White Blvd five feet from the back of curb along property frontage. Add pedestrian scale street lighting on all property frontages. (Street Light Engineer: Herman Fowler at hefowler@dekalbcountyga.gov) Verify property lines (property corner shown in the roadway). Dedicate right of way to 8 feet behind curb for sidewalk and street light installations.

N4. 6009 Memorial Drive. No comments

N5. 2020 & 2030 Moreland Ave. Moreland Ave is SR 42. Requires GDOT review and approval prior to permitting. Moreland Ave is a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within the State/County right of way, whichever greater. Requires a 10 foot landscape strip (with 5 feet of the landscape strip between the back of the sidewalk and the curb), a 10 foot multiuse path, and pedestrian scale lighting. (Street Light Engineer: Herman Fowler at hefowler@dekalbcountyga.gov) Only one access point will be allowed on Hillcrest Drive. Be sure to consult with DeKalb County Code Section 14-200 (6) for minimum driveway spacing. This applies to drives on both sides of the street. Hillcrest Drive is classified as a local road. Right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within the right of way. A local street requires a 12 foot travel lane with curb and gutter, 6 foot landscape strip and a 5 foot sidewalk. Verify access points have stopping and intersection sight distances at time of permitting.

2/5/2024

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Environmental Health Deputy Director
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DEKALB COUNTY



Board of Health

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

2/5/2024

N.1 LP-24-1246832 15-220-01-026

3744 Redan Road, Decatur, GA 30032

- Please review general comments.

N.2 Z-24-1246799 15-220-01-026

3744 Redan Road, Decatur, GA 30032

- Please see general comments.

N.3 SLUP-24-1246801 / 18-100-01-004

2209 Lawrenceville Hwy, Decatur, GA 30033

- Please see general comments.

N.4 SLUP-24-1246803/ 18-072-02-072

6009 Memorial Drive, Ste 10, Stone Mountain, GA 30083

- Please review general comments.

**N.5 SLUP-24-1246804 15-081-01-003, 15-081-01-004, 15-081-01-036, 15-081-01-006,
15-081-01-007**

2020 & 2030 MORELAND AVENUE and 1022 & 1032 HILLCREST DRIVE ATLANTA, GA 30316

- Please review general comments.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ **Parcel I.D. #:** _____

Address: _____

WATER:

Size of existing water main: _____ **(adequate/inadequate)**

Distance from property to nearest main: _____ **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes _____ No _____ **If no, distance to nearest line:** _____

Water Treatment Facility: _____ **adequate** _____ **inadequate** _____

Sewage Capacity: _____ **(MGPD)** **Current Flow:** _____ **(MGPD)**

COMMENTS:

Signature: _____



DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-24-1246804 Parcel I.D. #s: 15-081 01-007
Address: 2020 + 1030 Moreland Avenue SE 1022 + 1032 Hillcrest Drive
Atlanta, Georgia 30316

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: No traffic engineering concerns at this time

Signature: Russell



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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**REZONE
COMMENTS FORM:
PUBLIC WORKS ROAD AND DRAINAGE**

Case No.: SLUP-24-1246804

Parcel I.D. #: 15-081-01-004

Address: 2020 & 2030 Moreland Avenue, Atlanta, GA 30316.

Drainage Basin: South River

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

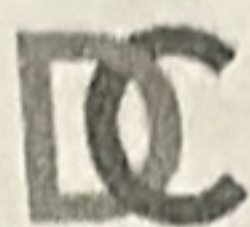
Impact on property (flood, erosion, sedimentation) under existing zoning: There is no structure currently existing on the parcel and flood impact on the subject property can only result from upgradient parcel flowing to the location in this undeveloped state. Erosion and sedimentation activities can be controlled using appropriate BMPs.

Required detention facility(s): Detention will be required for this SLUP application.

COMMENTS:

This SLUP application will require proper stormwater management in order to ensure that flooding in the area is not exacerbated and the existing drainage infrastructure will not be overwhelmed. Coordination and consent of DOT with the development will be required at the Land development permitting stage regarding its frontage on a DOT road along Moreland Avenue.

Signature: _____



DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: 12/6/23 Application No: _____

APPLICANT NAME: Brad Noble

Daytime Phone: (770)282-9465 E-Mail: bnoble@nfenterprises.com

Mailing Address: 780 Johnson Ferry Road, STE 650, Atlanta, GA 30342

Owner Name: Metro Capital Investment LLC

(If more than one owner, attach contact information for each owner)

Daytime Phone: 678-480-0787 E-Mail: alijooma@gmail.com

Mailing Address: 4224 Northeast Expy Atlanta, GA 30340

SUBJECT PROPERTY ADDRESS OR LOCATION: 2020, 2030 Moreland Ave

1022, 1032 Hillcrest Drive. Parcels to be combined. DeKalb County, GA 30316

Parcel ID: multiple, see below Acreage or Square Feet: 2.24 AC Commission Districts: 3

Existing Zoning: C-2 Proposed Special Land Use (SLUP): 2 story self storage facility with basement

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: _____ Agent: X

Signature of Applicant: _____

PARCEL ID'S

15 081 01 004
15 081 01 003
15 081 01 036
15 081 01 006
15 081 01 007



Notice of Special Land Use Permit Application Community Meeting

To: Property Owner

We are planning to apply for a Dekalb County Special Land Use Permit to construct a self-storage facility at 2030 Moreland Ave SE, Atlanta, GA 30316. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: December 20, 2023

Time: 5:15 PM

Virtual Location: <https://bit.ly/HillcrestStorage> **OR**



https://teams.microsoft.com/l/meetup-join/19%3ameeting_NmQxMzk1OWYtZjg2Ny00ODJmLWJlOGUtZjA5ODEyZWQ1N2Qy%40thread.v2/0?context=%7b%22Tid%22%3a%22950e8e0d-b45b-45ec-9523-90182001bd15%22%2c%22Oid%22%3a%228784ef3a-09f7-4e20-be7e-d1740e3ee31d%22%7d

For help with Microsoft Teams: <https://bit.ly/3mdqNJl> **OR**

<https://support.microsoft.com/en-us/office/join-a-meeting-without-a-teams-account-c6efc38f-4e03-4e79-b28f-e65a4c039508>

If you have any questions about the meeting, please call (770) 282-9465 or e-mail bnoble@nfterprises.com. We look forward to seeing you there!

Sincerely,

Noble Family Enterprises

Property owner mailing list disclaimer for DeKalb County

We are providing a list of property owners as a courtesy. It may or may not contain all property owners. It is the applicant's responsibility to ensure that they are complying with the community meeting requirements, including contacting all property owners within 500 feet of the subject property.

No application for an amendment to the land use plan, an amendment to the official zoning map or special land use permit or a major amendment/modification to a condition of zoning shall be filed and/or accepted for filing until such time as the applicant has conducted a publicized pre-submittal community meeting(s) with surrounding neighborhood association(s)/community groups within one-half (1/2) mile of the subject property and adjacent and nearby property owners within five hundred (500) feet of the subject property.

A notice of the pre-submittal community meeting shall be made in writing. The pre-submittal community meeting shall be held via an online meeting service (e.g. Zoom, Skype, Microsoft Teams, etc.). The online, pre-submittal community meeting shall take place no less than fifteen (15) days after the date of the written notice. Additionally, online, pre-submittal community meetings shall be conducted no earlier than 5:00p.m. on weekdays or between the hours of 9:00a.m. – 5:00p.m. on weekends. Online meetings shall be recorded. Applicants are required to provide documentation that verifies the occurrence of said meeting(s), including but not limited to notice letter, sign-in sheets or correspondence from the neighborhood association(s) or residents from the community before the application can be considered complete by the published Filing Deadline.

2030 Moreland Ave
STARKS GUS JR
2733 MEMORIAL DR SE
ATLANTA GA 30317

2030 Moreland Ave
MCCORD MICHAEL JASON
1353 MONTREAT AVE SW
ATLANTA GA 30310

2030 Moreland Ave
MODERN GLASS AND MIRROR CO INC
210 HAYDEN LN
NEWNAN GA 30265

2030 Moreland Ave
DREAM OF SUNSHINE LLC
651 WOODSTONE DR
LITHONIA GA 30058

2030 Moreland Ave
METRO CAPITAL INVESTMENT LLC
1750 BRECKINRIDGE PKWY 200
DULUTH GA 30096

2030 Moreland Ave
E AND N ENTERPRISES OF GA LLC
140 BELAIR TRL
STOCKBRIDGE GA 30281

2030 Moreland Ave
WALKER ALICIA
1046 HILLCREST DR SE
ATLANTA GA 30316

2030 Moreland Ave
METRO CAPITAL INVESTMENT LLC
4224 NORTHEAST EXPY
ATLANTA GA 30340

2030 Moreland Ave
METRO CAPITAL INVESTMENT LLC
4224 NORTHEAST EXPY
ATLANTA GA 30340

2030 Moreland Ave
MEADOWS CHARLENE E
1034 PLUMA DR SE
ATLANTA GA 30316

2030 Moreland Ave
BOOGERY CAT LLC
PO BOX 89248
ATLANTA GA 30312

2030 Moreland Ave
BOOGERY CAT LLC
PO BOX 89248
ATLANTA GA 30312

2030 Moreland Ave
SALMERON ARTURO
1044 PLUMA DR SE
ATLANTA GA 30316

2030 Moreland Ave
CHESTNUT HILL CEMETERY ASSOC
1990 JONESBORO RD SE
ATLANTA GA 30315

2030 Moreland Ave
MODERN GLASS AND MIRROR CO INC
210 HAYDEN LN
NEWNAN GA 30265

2030 Moreland Ave
MODERN GLASS AND MIRROR CO INC
210 HAYDEN LN
NEWNAN GA 30265

2030 Moreland Ave
MASTER AUTOMOTIVE
2037 GARDEN CIR
DECATUR GA 30032

2030 Moreland Ave
CHESTNUT HILL CEMETERY ASSOCIA
1990 JONESBORO RD SE
ATLANTA GA 30315

2030 Moreland Ave
NEW HOPE METHODIST CHURCH
7994 ALOHA DR
JONESBORO GA 30236

2030 Moreland Ave
METRO CAPITAL INVESTMENT LLC
3454 GREYSTONE CIR
ATLANTA GA 30341

2030 Moreland Ave
METRO CAPITAL INVESTMENT LLC
4224 NORTHEAST EXPY
ATLANTA GA 30340

2030 Moreland Ave
METRO CAPITAL INVESTMENT LLC
1750 1750 BRECKINRIDGE PKWY 200
DULUTH GA 30096

2030 Moreland Ave
BUXBAUM INGRID
PO BOX 8721
ATLANTA GA 31106

2030 Moreland Ave
BAILEY MARK
1040 HILLCREST DR SE
ATLANTA GA 30316

2030 Moreland Ave
HENDERSON VICKIE
1463 PINECREST DR
MEMPHIS TN 38111

2030 Moreland Ave
PIERCE ANNIE JAY HER ESTATE PERS REP
614 WILLOWWIND DR
LOGANVILLE GA 30052

1. Summary

Meeting title	Hillcrest Dr Storage - Special Land Use Permit - Community Meeting
Viewed registration page	0
Registered	0
Canceled registrations	0
Attended	5
Start time	12/20/23, 4:53:04 PM
End time	12/20/23, 5:36:30 PM
Meeting duration	43m 25s
Average attendance time	22m 18s

2. Participants

Name	First join	Last leave	In-meeting duration	Email	Participant ID (UPN)	Role
Michael Corcoran - civilogistix	12/20/23, 5:10:54 PM	12/20/23, 5:36:30 PM	25m 35s	michael@civilogistix.com	michael@civilogistix.com	Organizer
Brad Noble	12/20/23, 5:11:44 PM	12/20/23, 5:33:16 PM	21m 31s	bnoble@nfenterprises.com	bnoble@nfenterprises.com	Attendee
Dr. Kenneth Augustus Walker	12/20/23, 5:11:45 PM	12/20/23, 5:33:16 PM	21m 31s			Attendee
James Ergle - civilogistix	12/20/23, 5:11:45 PM	12/20/23, 5:33:28 PM	21m 42s	james@civilogistix.com	james@civilogistix.com	Attendee
Frank Redding	12/20/23, 5:12:02 PM	12/20/23, 5:33:16 PM	21m 13s			Attendee

3. In-Meeting Activities

Name	Join time	Leave time	Duration	Email	Role
Michael Corcoran - civilogistix	12/20/23, 5:10:54 PM	12/20/23, 5:36:30 PM	25m 35s	michael@civilogistix.com	Organizer
Brad Noble	12/20/23, 5:11:44 PM	12/20/23, 5:33:16 PM	21m 31s	bnoble@nfenterprises.com	Attendee
Dr. Kenneth Augustus Walker	12/20/23, 5:11:45 PM	12/20/23, 5:33:16 PM	21m 31s		Attendee
James Ergle - civilogistix	12/20/23, 5:11:45 PM	12/20/23, 5:33:28 PM	21m 42s	james@civilogistix.com	Attendee
Frank Redding	12/20/23, 5:12:02 PM	12/20/23, 5:33:16 PM	21m 13s		Attendee



Michael Corcoran
500 Sun Valley Dr, Ste H3
Roswell, GA 30076

12/21/2023

Planning and Sustainability Department
178 Sams Street
Decatur, GA 30030

Re: Special Land Use Permit Request

To whom it may concern,

The applicant intends to acquire and combine the following 5 parcels for the purposes of development into a self-storage facility: 15 081 01 004, 15 081 01 003, 15 081 01 036, 15 081 01 006, 15 081 01 007. The subject property following lot combinations will contain approximately 2.24 acres; this property fronts Moreland Ave and Hillcrest Drive and is currently zoned C-2. This application contemplates special land use permit of a self-storage facility on the subject parcel. The special land use permit is requested to cover the full length of time of occupation of the property by the business in question.

The proposed use of the property is a +/-111,300 sf self-storage with typical hours of operation from 9:30 AM-6:00 PM, which is a stable and beneficial use to the community and market. The overall project will be served through connection to existing water services and proposed septic for sewer. Due to the low traffic nature of the use, minimal impact on water usage is anticipated.

The property will be depicted as shown on the attached site plan; this will allow efficient access from existing rights of way, internal movement and adequate market-based parking for employees and visitors to the self-storage use depicted on the attached site plan.

There will be one access driveway along Moreland Ave and two along Hill Crest Drive. Moreland Ave is a state road and the driveway will be permitted through GDOT. A sidewalk is proposed that runs the full length of the

subject property. All of these measures will help the additional traffic created by this development to not have an adverse effect on the surrounding area.

To ensure environmental hazards are not increased by the proposed development, a stormwater facility will be included in the design. Fire protection will be provided on site within the buildings, in addition to construction of fire hydrants on site as needed to ensure complete coverage by Dekalb County Fire Department personnel.

The existing property is unsightly and not maintained very well, but it will be improved to be a nicely landscaped parcel. There is a required 50' Type C zoning buffer to the east that will be provided with landscaping to screen the building from the property to the east. The proposed development will bring life to the vacant lot that has been dead and void of activity. The proposed self-storage building will be aesthetically pleasing and a nice contribution to the neighborhood. For these reasons we are confident that the proposed development will not diminish or impair property values of adjacent properties or neighborhood.

If you have any questions, do not hesitate to reach out.

Best regards,

Michael Corcoran

Michael Corcoran

permits@civilogistix.com

(404) 594-4403



Impact Analysis – Dekalb County – Special Land Use Permit- Self Storage

Project: Hillcrest Drive Storage

Address: 2030 Moreland Ave SE, Atlanta, GA 30316

Project # 23413

1. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.
 - a. The 2.4-acre site is adequate for the 111,300 sf self-storage facility proposed. The footprint of the building is 37,100 sf and will have 2 above ground levels as well as a basement level. With the site plan proposed there is still enough space to provide the required buffers to the adjacent residential property. The proposed plan meets or exceeds the required regulations of the C-2 zoning district.
2. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.
 - a. The property is adjoined by commercial property on all side except to the east. There is a 50' zoning buffer provided in between the residential property and the proposed self-storage that will be heavily landscaped. There are not any major impacts caused from the proposed use. Self-storage facilities generally have very small traffic counts. Compared to other commercial uses, self-storage will produce less traffic, less impact on public utilities, will not create noise, dust, or vibration issues, and will not result in congestion.
3. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.
 - a. The Property will have water provided by DeKalb County off of Hillcrest Drive and will be on septic for sewer. The facility only has one restroom and has very low water demand.
4. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
 - a. The proposed use has very little traffic generated and usually produces traffic during non-peak hours for other uses. Moreland Ave and Hillcrest Drive have adequate capacity to accommodate traffic generated by this use.

5. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.
 - a. There is a proposed ingress and egress on Moreland Ave and Hillcrest Drive that will accommodate the traffic produced by the use.
6. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.
 - a. There are no adverse impacts on any adjoining land use by the self-storage facility. The typical hours of operation are from 9:30 AM to 6:00 PM from Monday through Saturday, with no standard hours of operation on Sundays.
7. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
 - a. Self-Storage is consistent with the existing commercial zoning district requirements. The use will meet zoning requirements of the C-2 district.
8. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.
 - a. The comprehensive plan denotes the property as light industrial. Self-storage use is consistent with the light industrial designation of the comprehensive plan.
9. Whether there is adequate provision of refuse and service areas.
 - a. Applicant believes there is adequate refuse services in the area.
10. Whether the length of time for which the special land use permit is granted should be limited in duration.
 - a. The length of time for this special land use permit should not be limited. The cost to develop this use would not be worth it if the development was restricted by time.
11. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.
 - a. The height and size of the proposed building is appropriate for the site area provided. The building occupies 35% of the property area leaving the remaining area for drive aisles, parking, loading spaces, and open space. There will be no adverse shadow impacts from our building to adjacent properties, the zoning buffers provide assist with not causing any impact.
12. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.
 - a. There is no known historical value to the property.
13. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.
 - a. The supplemental regulations for self-storage will be met accordingly.

14. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.
 - a. There is a need for self-storage all around Atlanta. Storage facilities allow for people to downsize and help when transitioning in between housing.



DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 12-6-2023.

TO WHOM IT MAY CONCERN:

(I), (WE) Metro CAPITAL INVESTMENT LLC
Name of owners(s) (If more than one owner, attach a separate sheet)
NOOR ALI JOOMA

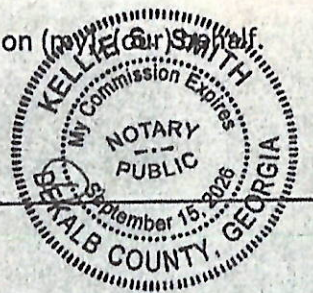
Being (owner) (owners) of the subject property described below or attached hereby delegate authority to:

BRAD NOBLE

Name of Agent or Representative

to file an application on (my) (our) (his) (her) (their) behalf.

Kenn S. S.
Notary Public



NOOR ALI JOOMA
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ No X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

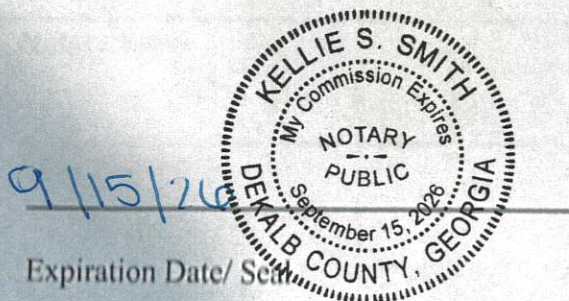
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Kenneth S. Smith
Notary

[Signature]
Signature of Applicant /Date

Check one: Owner x Agent _____



*Notary seal not needed if answer is "no".

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes_____No_____*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary



Signature of Applicant /Date

Check one: Owner_____Agent_____

Expiration Date/ Seal

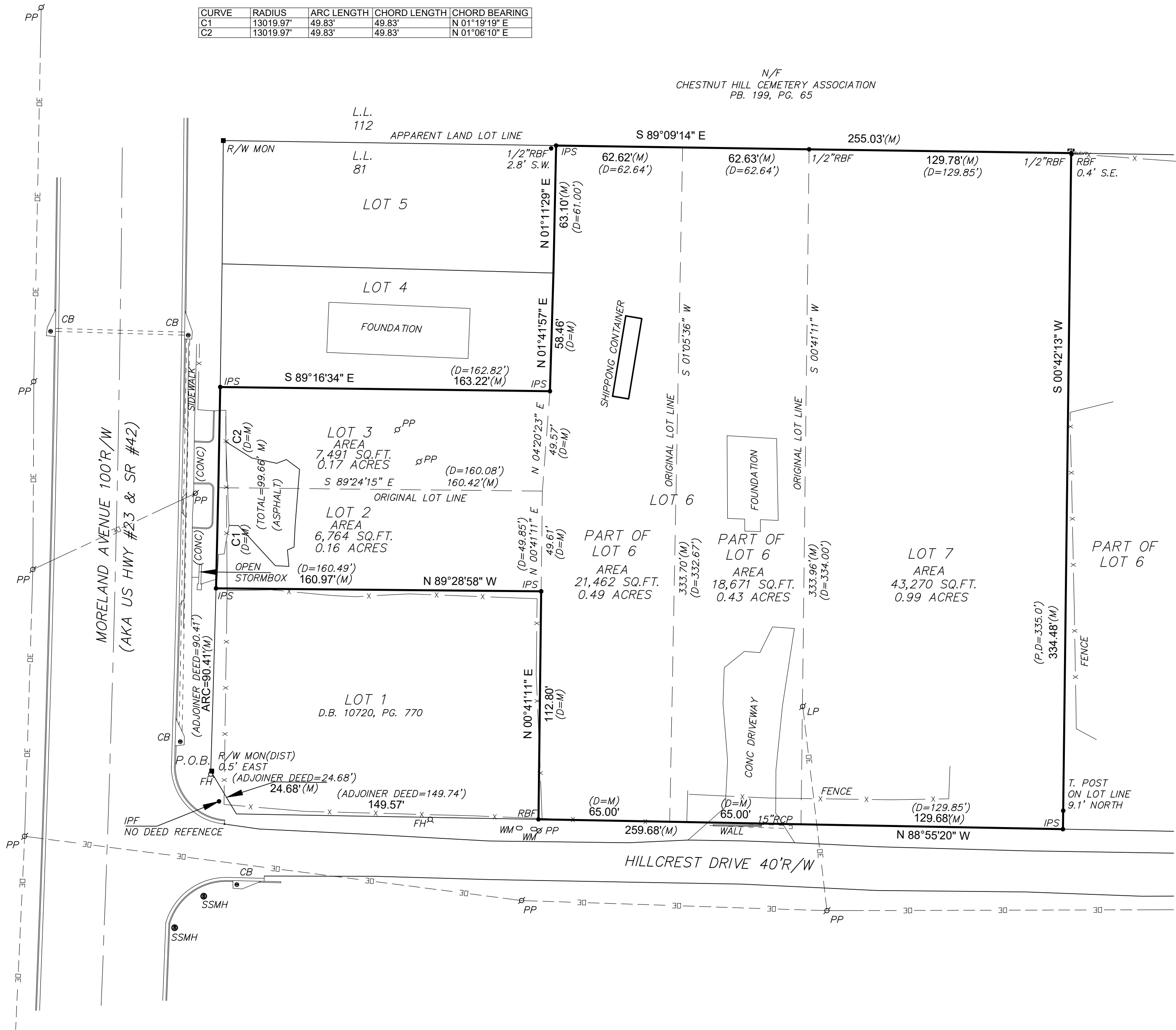
*Notary seal not needed if answer is "no".

RESERVED FOR THE CLERK OF COURTS

LEGEND AND SYMBOLS USED

- IPF - Iron Pin Found
- IPS - Iron Pin Set (1/2" Capped Rebar)
- RBF - Rebar Found
- OTF - Open Top Pipe Found
- CTF - Crimped Top Pipe Found
- MON - Monument Found
- CMF - Concrete Monument Found
- CP - Calculated Point
- PP - Power Pole
- ⌵ LP - Light Pole
- ⌵ PED - Utility Pedestal
- ⌵ FH - Fire Hydrant
- ⊙ WM - Water Meter
- ⊙ WV - Water Valve
- ⊙ GM - Gas Meter
- ⊙ SMH - Sewer Manhole
- CB - Catch Basin
- DI - Drop Inlet
- ⊙ C/O - Cleanout
- ⊙ PBX - Power Box
- ⊙ Deciduous Tree
- ⊙ Coniferous Tree
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- R/W - Right of Way
- N-F - Now or Formerly
- DB, PG - Deed Book and Page
- PB, PG - Plat Book and Page
- POB - Point of Beginning
- P - Plat
- D - Deed
- M - Measured

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	13019.97'	49.83'	49.83'	N 01°19'19" E
C2	13019.97'	49.83'	49.83'	N 01°06'10" E



SURVEYOR'S NOTES:

- The field data upon which this plat is based has a relative positional accuracy of 0.02 feet.
- This plat has been calculated for closure and has a mathematical error of 1: 300,000+.
- Field angles and measurements acquired for the production of this plat were obtained on 11/16/23 using a Leica TCPR 1203 Total Station.
- This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.
- No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
- Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants, his contractors and/or his agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground installations.
- The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief; and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

John C. Groves, Jr. RLS 3237



TOTAL AREA
97,658 SQ.FT.
2.24 ACRES



3380 TRICKUM ROAD
BUILDING 300
WOODSTOCK, GA 30188
(678) 533-8637
www.foothillslandsurveying.com
GA LSF #1152

BOUNDARY SURVEY PREPARED FOR
NOBLE FAMILY ENTERPRISES

F.P. PHILLIPS PROPERTY SUBDIVISION
LOT 2, 3, 6 & 7
BLOCK 10
LOCATED IN LAND LOT 81
15TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE: 11/28/23

SCALE: 1"=40'

DRAWING: 23-448

COORD:

REVISIONS:

DB. 23173, PG. 693-695

PB. 10, PG. 147

SHEET #: 1 of 1

COMPOSITE LEGAL DESCRIPTION (Measured)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND 81 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE NORTHWESTERN POINT OR END OF THE MITER FORMED BY THE INTERSECTION OF THE NORTH RIGHT OF WAY OF HILLCREST DRIVE, SE, (40' R/W) WITH THE EAST RIGHT OF WAY OF MORELAND AVENUE, SE, (100' R/W) SAID POINT BEING **THE POINT OF COMMENCEMENT**.

THENCE FROM SAID POINT OF COMMENCEMENT, IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT OF WAY OF MORELAND AVENUE, SE, AND THE ARC OF A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 90.41 FEET TO A POINT ON SAID RIGHT OF WAY, SAID POINT BEING **THE TRUE POINT OF BEGINNING**.

THENCE FROM SAID TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT OF WAY OF MORELAND AVENUE, SE, AND THE ARC OF A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 49.83 FEET, SAID ARC HAVING A RADIUS OF 13,019.97 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 01 DEGREES 19 MINUTES 19 SECONDS EAST FOR A CHORD DISTANCE OF 49.83 FEET TO A POINT ON SAID RIGHT OF WAY;

THENCE CONTINUING IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY, AND THE ARC OF A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 49.83 FEET, SAID ARC HAVING A RADIUS OF 13,019.97 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 01 DEGREES 06 MINUTES 10 SECONDS EAST FOR A CHORD DISTANCE OF 49.83 FEET TO A POINT ON SAID RIGHT OF WAY;

THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 89 DEGREES 16 MINUTES 34 EAST FOR A DISTANCE OF 163.22 FEET TO A POINT;

THENCE NORTH 01 DEGREES 41 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 58.46 FEET TO A POINT;

THENCE, NORTH 01 DEGREES 11 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 63.10 FEET TO A POINT;

THENCE, SOUTH 89 DEGREES 09 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 62.62 FEET TO A POINT;

THENCE CONTINUING, SOUTH 89 DEGREES 09 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 62.63 FEET TO A POINT;

THENCE CONTINUING, SOUTH 89 DEGREES 09 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 129.78 FEET TO A POINT;

THENCE, SOUTH 00 DEGREES 42 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 334.48 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF HILLCREST DRIVE, SE;

THENCE IN A WESTERLY DIRECTION ALONG SAID RIGHT OF WAY, NORTH 88 DEGREES 55 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 129.68 FEET TO A POINT ON SAID RIGHT OF WAY;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 88 DEGREES 55 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 65.00 FEET TO A POINT ON SAID RIGHT OF WAY;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 88 DEGREES 55 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 65.00 FEET TO A POINT ON SAID RIGHT OF WAY;

THENCE DEPARTING SAID RIGHT OF WAY, NORTH 00 DEGREES 41 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 112.80 FEET TO A POINT;

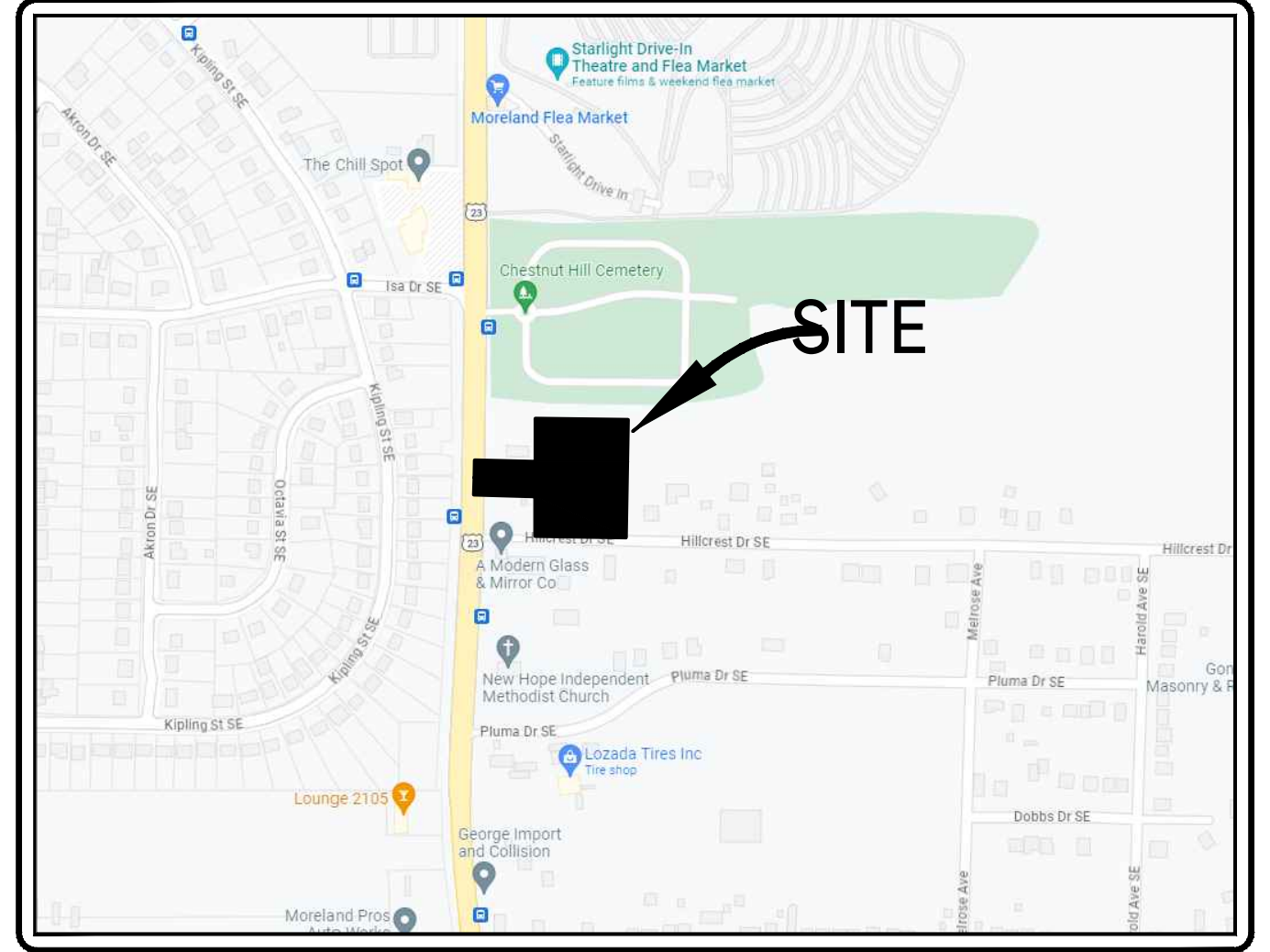
THENCE, NORTH 89 DEGREES 28 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 160.97 FEET TO A POINT ON THE EAST RIGHT OF WAY OF MORELAND AVENUE, SE, SAID POINT BEING **THE TRUE POINT OF BEGINNING**.

THE ABOVE-DESCRIBED, COMPOSITE AREA CONTAINS **97,658 SQ. FT. OR 2.24 ACRES** AND IS INCLUSIVE OF THE FOLLOWING, INDIVIDUAL, DEKALB COUNTY, GEORGIA TAX PARCELS:

15 081 01 003; 15 081 01 004; 15 081 01 036; 15 081 01 006 AND 15 081 01 007.

MORELAND AVENUE 100'R/W
(AKA US HWY #23 & SR #42)

N/F
CHESTNUT HILL CEMETERY ASSOCIATION
PB. 199, PG. 65



VICINITY MAP

UNDERGROUND
DETENTION REQUIRED

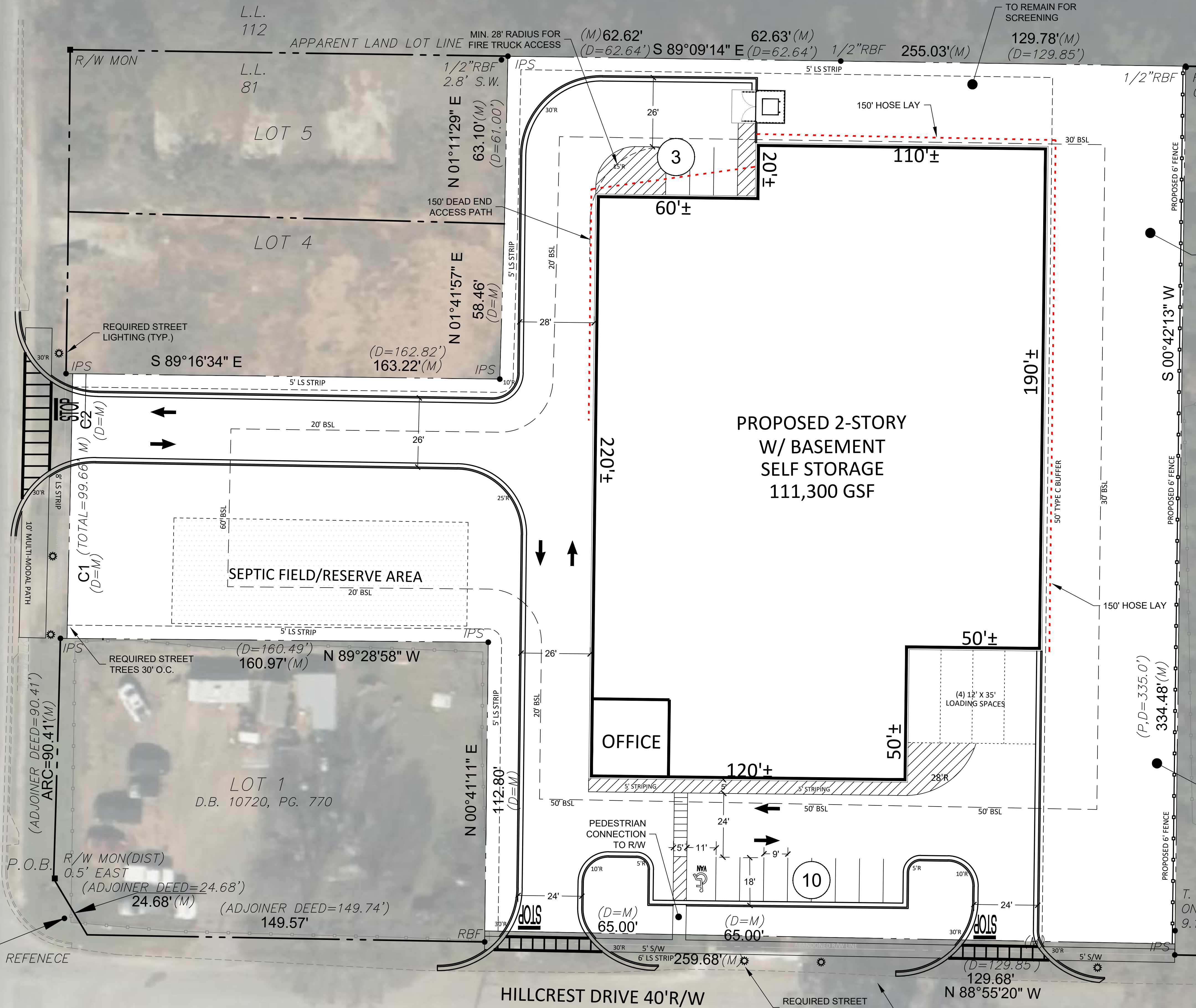
Level 1		
	Existing/Req'	Proposed
Zoning	C-2	-
Use Allowed	SUP	-
Use Specific Req'		-
Flood Zone	Zone X	-
National Wetlands Inventory	x	-
Overlay District	x	-
Self Storage		111,300 GSF
Total Site Area	-	2.4 AC
Building Setbacks	-	-
Major	60'	-
Minor	50'	-
Side	20'	-
Rear	30'	-
Landscape Strips	-	-
Major	16'	-
Minor	12'	-
Side	5'	-
Land Use Buffers	50'	-
Environmental Buffers		
Level 2		
	Existing/Req'	Proposed
Parking Ratio	1/8000 GSF	-
Parking Spaces	13	13
Parking Size	9'x18'	9'x18'
Compact Parking %		
Loading Space	(4) 12'X35'	(4) 12'X35'
LS - Open Space %	20%	35%
Minimum Lot Size	30,000 SF	-
Minimum Frontage	100'	-
Adjacent Zoning North	M	-
Adjacent Zoning South	Hillcrest Dr	-
Adjacent Zoning East	R-75	-
Adjacent Zoning West	Moreland Ave	-
Water Sewer Proximity		-
Overlay Requirements		

civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

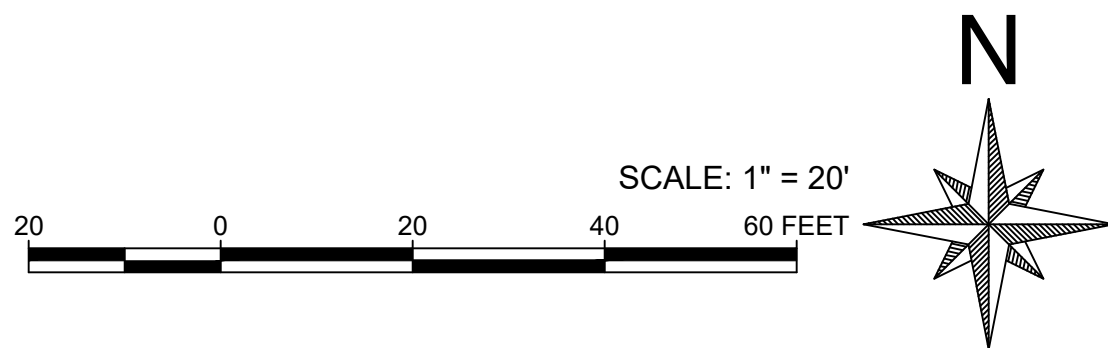
PRELIMINARY SITE PLAN
HILLCREST DR STORAGE
2030 MORELAND AVE SE
ATLANTA, GA 30316


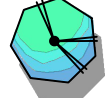



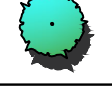


CP4
23413

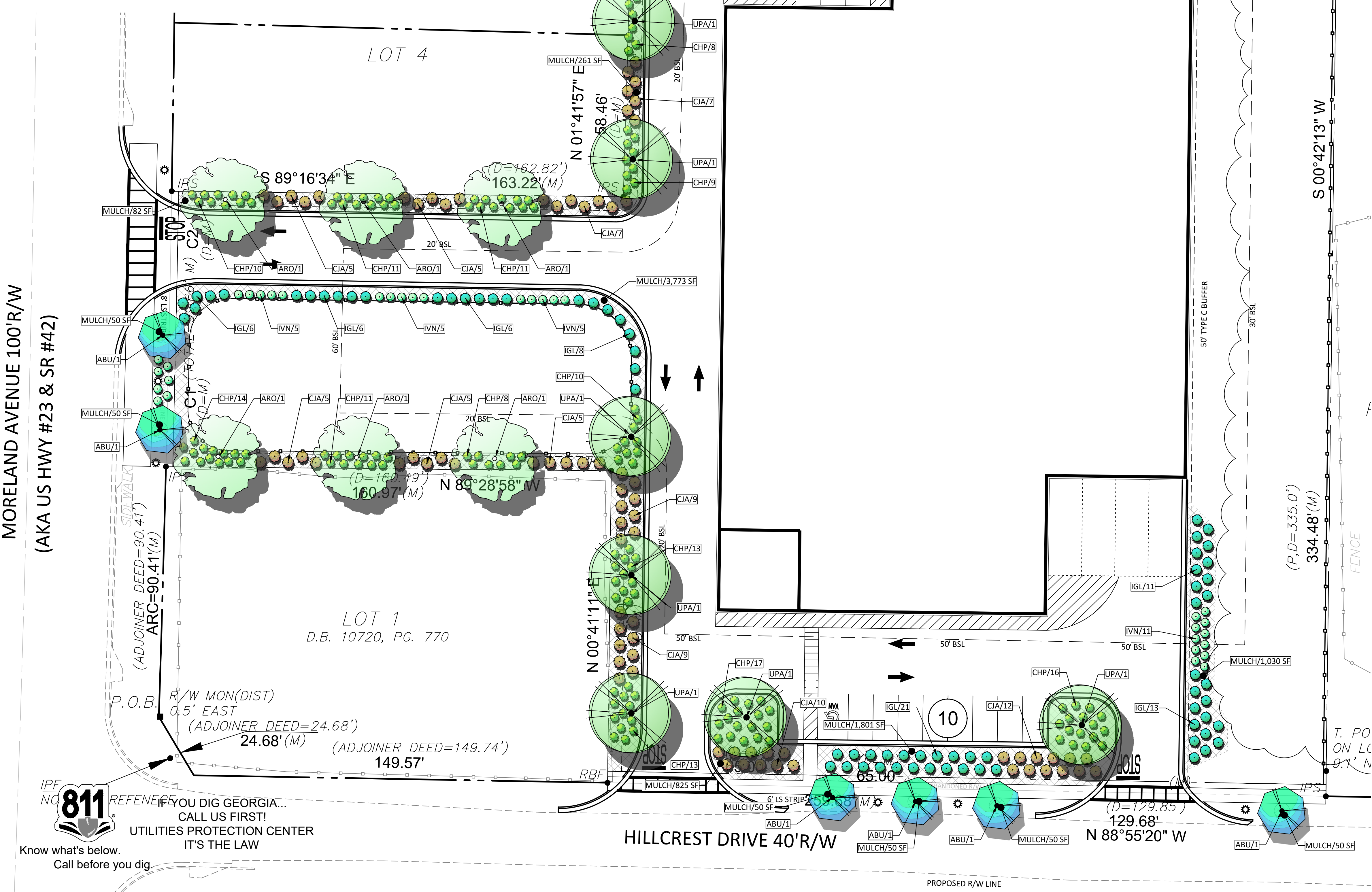
NOVEMBER 08, 2023
REVISIONS



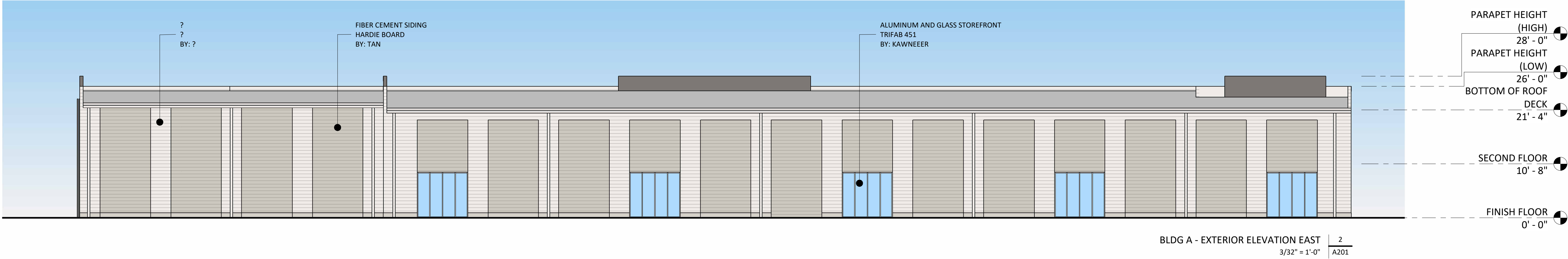
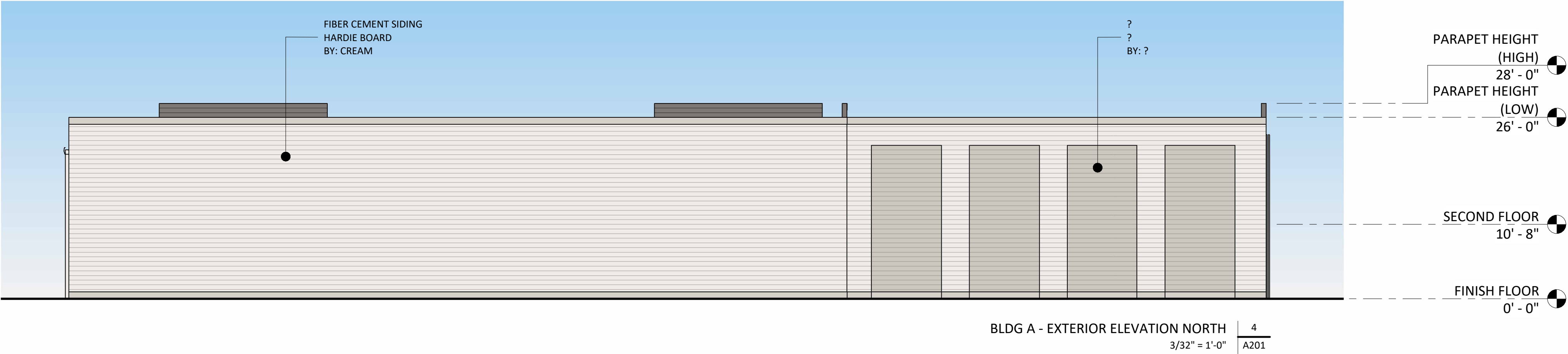
NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.



PLANT SCHEDULE							
TREES							
SYMBOL	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	CAL.	REMARKS
	ARO	6	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B & B	10'-12' HT	3" CAL.	SPECIMEN
	ABU	6	ACER BUERGERIANUM/ TRIDENT MAPLE	B & B	10'-12' HT	3" CAL.	SPECIMEN
	UPA	8	ULMAS PARVIFOLIA/ LACEBARK ELM	B & B	10'-12' HT	3" CAL.	SPECIMEN
SHRUBS							
SYMBOL	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	NA	REMARKS
	CHP	167	CEPHALOTAXUS HARRINGTON 'PROSTRATA' / SPREADING JAPANESE PLUM YEW	3 GAL.	-	-	
	CJA	105	CLEYERA JAPONICA / JAPANESE CLEYERA	3 GAL.	-	-	
	IGL	71	ILEX GLABRA/ INKBERRY	3 GAL.	-	-	
	IVN	33	ILEX VOMITORIA 'NANA' / STROKES DWARF YAUPON HOLLY	3 GAL.	-	-	
	MULCH	10,204 SF	MULCH	4" POT	12" O.C.		



PLOT DATE: 10/20/2023 11:48:17 #FILE NAME: C:\Users\PeterHerman\Box02-Project\0220-Pending Project\NFI Data\CANITE ChellogA201.rvt







Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE (Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: _____ Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes _____ No _____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No _____

Existing Land Use: _____ Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes _____ No _____ Article Number(s) 27- _____

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

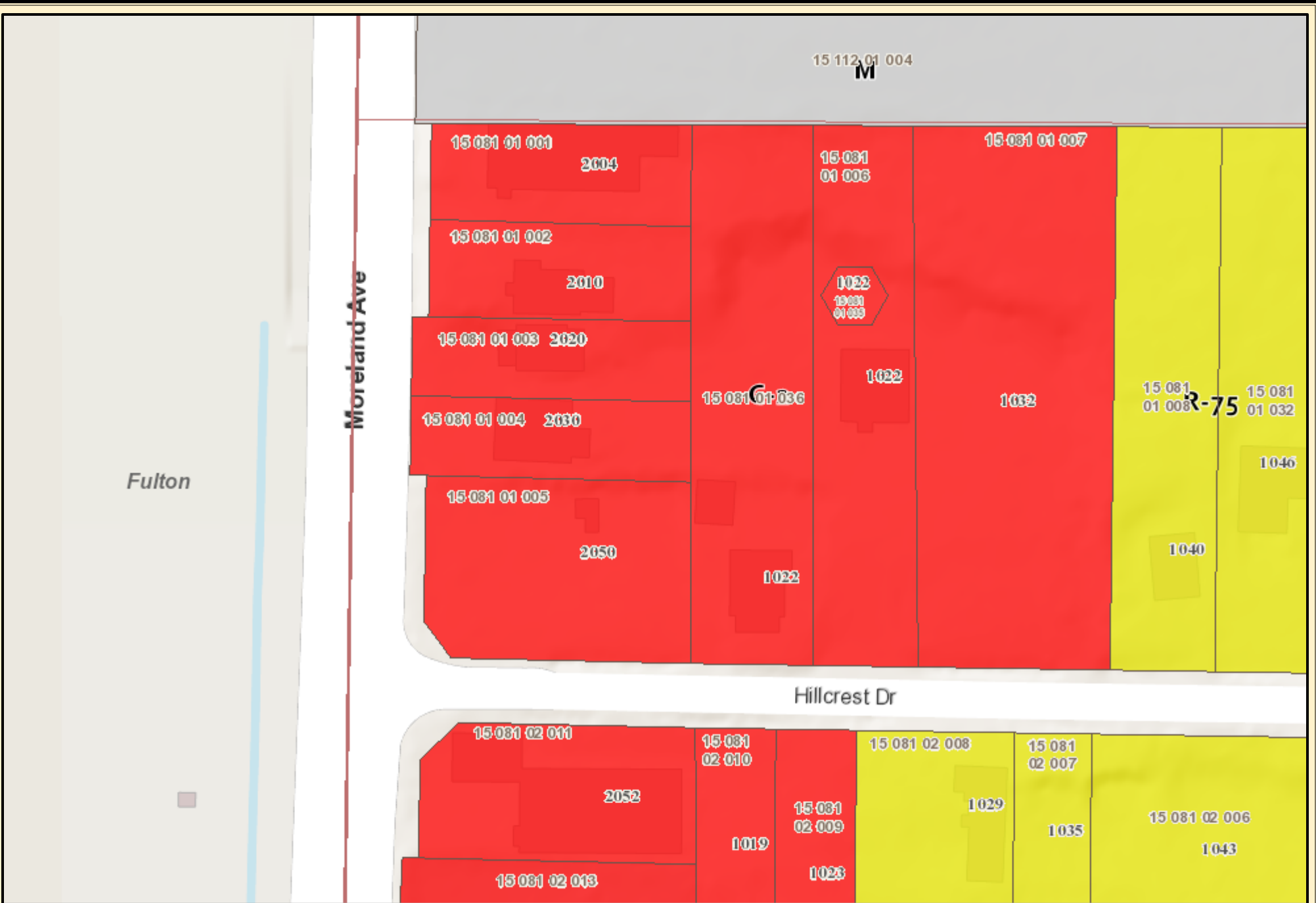
Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
Perimeter Landscape Strip: _____
Possible Variances: _____

Comments: _____

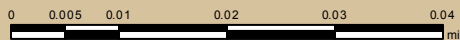
Planner: _____ Date: _____

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



DeKalb County Parcel Map

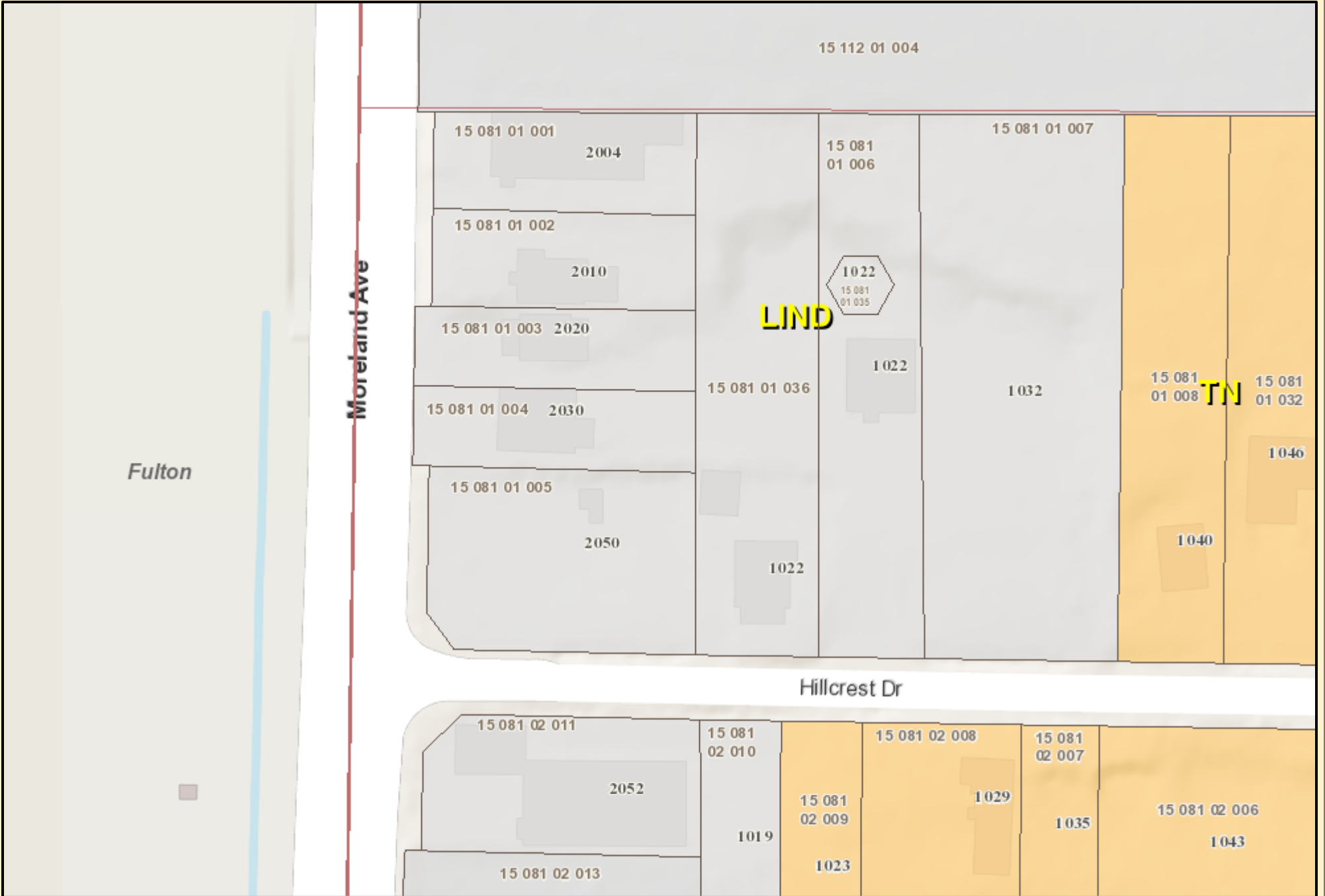


Date Printed: 2/15/2024

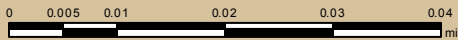


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DeKalb County Parcel Map



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DeKalb County Parcel Map

0 0.005 0.01 0.02 0.03 0.04
mi

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